

## APPENDIX A DEVELOPMENT FINANCE DIVISION FY 2004 FUNDED PROJECTS—ALL SOURCES OF FUNDS

Project:	Danbury Street SW Townhouses/ Chadwick Apartments Demolition	Total Development Cost:	\$15,500,000
Location:	5-165 Danbury Street SW	DHCD Funding:	\$942,615
Ward:	8	Source:	CIP
Sponsor:	Jade Development Company	Closing Date:	Oct-03
Number of units:	119		
Project Type:	New MF Homeowner		

  

Project:	Anacostia Gateway Government Center	Total Development Cost:	\$5,000,000
Location:	1200 Block of Good Hope Road SE	DHCD Funding:	\$300,000
Ward:	8	Source:	CIP
Sponsor:	Anacostia Economic Develop. Corp.	Closing Date:	Oct-03
Number of units:			
Project Type:	Community Facility		

  

Project:	1327 Kenyon Street NW	Total Development Cost	\$150,000
Location:	1327 Kenyon Street NW	DHCD Funding:	\$150,000
Ward:	1	Source:	HOME CHDO
Sponsor:	New Columbia Land Trust	Closing Date:	Nov-03
Number of units:			
Project Type:	Land Acquisition		

  

Project:	924 S Street NW	Total Development Cost:	\$50,000
Location:	924 S Street NW	DHCD Funding:	\$50,000
Ward:	1	Source:	HOME CHDO
Sponsor:	New Columbia Land Trust	Closing Date:	Nov-03
Number of units:			
Project Type:	Land Acquisition		

  

Project:	Carver Terrace Apartments	Total Development Cost:	\$27,096,789
Location:	Maryland Ave & 19 <sup>th</sup> & 21 <sup>st</sup> Sts. NE	DHCD Funding:	\$985,000
Ward:	5	Source:	HPTF
Sponsor:	Carver Terrace, LP	Closing Date:	Dec-03
Number of units:	312		
Project Type:	Construction Loan Takeout		

  

Project:	4920 A Street SE	Total Development Cost:	\$367,000
Location:	4920 A Street SE	DHCD Funding:	\$367,000
Ward:	7	Source:	CDBG
Sponsor:	4920 A St 2002 Tenants Association	Closing Date:	Jan-04
Number of units:	15		
Project Type:	Acquisition – First Right to Purchase		

## Appendix A

### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	Immaculate Conception	Total Development Cost:	\$19,770,379
Location:	1330 7 <sup>th</sup> Street NW	DHCD Funding:	\$2,187,577
Ward:	1	Source:	HPTF
Sponsor:	CPDC	Closing Date:	Jan-04
Number of units:	136		
Project Type:	Acquisition MF Rehab/Rental		

  

Project:	W Street Apartments	Total Development Cost:	\$2,455,180
Location:	1728 W Street SE	DHCD Funding:	\$201,281
Ward:	8	Source:	LIHTC
Sponsor:	Non-Profit CDC	Closing Date:	Jan-04
Number of units:	17		
Project Type:	MF Rental Rehab		

  

Project:	2721 Pennsylvania Avenue SE	Total Development Cost:	\$294,548
Location:	2721 Pennsylvania Avenue SE	DHCD Funding:	\$174,548
Ward:	8	Source:	HPTF
Sponsor:	Green Door	Closing Date:	Mar-04
Number of units:			
Project Type:	Acquisition		

  

Project:	3128 Sherman Avenue NW	Total Development Cost:	
Location:	3128 Sherman Avenue NW		
\$665,000		DHCD Funding:	\$665,000
Ward:	1	Source:	HPTF
Sponsor:	3128 Sherman Ave. Tenants Assoc.	Closing Date:	Mar-04
Number of units:	13		
Project Type:	Acquisition – First Right to Purchase		

  

Project:	1428 Euclid Street NW Tenants Association	Total Development Cost:	\$800,000
Location:	1428 Euclid Street NW	DHCD Funding:	\$800,000
Ward:	1	Source:	CDBG
Sponsor:	1428 Euclid St NW Tenants Association	Closing Date:	Mar-04
Number of units:	26		
Project Type:	Acquisition – First Right to Purchase		

  

Project:	Apartment Improvement Program	Total Development Cost:	\$170,000
Location:	Various Addresses in the District	DHCD Funding:	\$170,000
Ward:	Citywide	Source:	CDBG
Sponsor:	Apartment Improvement Program	Closing Date:	Mar-04
Number of units:			
Project Type:	MF Apartments –technical Assistance		

  

Project:	3471 14 <sup>th</sup> Street NW	Total Development Cost:	\$496,772
Location:	3471 14 <sup>th</sup> Street NW	DHCD Funding:	\$368,504
Ward:	1	Source:	HPTF
Sponsor:	Green Door	Closing Date:	Apr-04
Number of units:	4		
Project Type:	Acquisition Rental/Rehab		

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### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	16 <sup>th</sup> and Monroe Street NW	Total Development Cost:	\$765,700
Location:	3323 16 <sup>th</sup> Street NW	DHCD Funding:	\$765,700
Ward:	1	Source:	CDBG
Sponsor:	16 <sup>th</sup> & Monroe St. Tenants Assoc.	Closing Date:	Apr-04
Number of units:	12		
Project Type:	Acquisition – First Right to Purchase		

  

Project:	Covington Family Association Cooperative	Total Development Cost:	\$950,000
Location:	1848 Columbia Road NW	DHCD Funding:	\$950,000
Ward:	1	Source:	CDBG
Sponsor:	Covington Family Assoc. Cooperative	Closing Date:	Apr-04
Number of units:	21		
Project Type:	Acquisition – First Right to Purchase		

  

Project:	Old Washington Beef Building	Total Development Cost:	\$18,000,000
Location:	1240-1248 4 <sup>th</sup> Street NE	DHCD Funding:	
Ward:	5	Source:	Disposition
Sponsor:	Sang Oh & Company	Closing Date:	Apr-04
Number of units:			
Project Type:	Disposition for Commercial Development		

  

Project:	DC Housing Authority – Eastgate HOPE VI Pre-development Planning	Total Development Cost:	\$429,500
Location:	4900-5000 Blocks of E & F Streets NE	DHCD Funding:	\$368,504
Ward:	7	Source:	CDBG
Sponsor:	DC Housing Authority	Closing Date:	May-04
Number of units:			
Project Type:	Pre-development Planning Activities		

  

Project:	Savannah Heights	Total Development Cost:	\$12,000,000
Location:	Savannah & 4 <sup>th</sup> Streets SE	DHCD Funding:	\$984,853
Ward:	8	Source:	CDBG
Sponsor:	AHD, Inc.	Closing Date:	Jun-04
Number of units:	100		
Project Type:	Acquisition		

  

Project:	Dunlop Building Demolition	Total Development Cost:	\$27,000,000
Location:	4 <sup>th</sup> Street & Rhode Island Ave. NE	DHCD Funding:	\$847,000
Ward:	5	Source:	CDBG
Sponsor:	H Street CDC	Closing Date:	Jun-04
Number of units:			
Project Type:	Demolition/Commercial Development Activities		

  

Project:	Anacostia Gateway Government Center	Total Development Cost:	\$18,000,000
Location:	1200 Block of Good Hope Road SE	DHCD Funding:	\$400,000
Ward:	8	Source:	CDBG
Sponsor:	Anacostia Economic Develop. Corp.	Closing Date:	Jun-04
Number of units:			
Project Type:	Commercial Facility Development Activities		

## Appendix A

### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	Independence Place	Total Development Cost:	\$3,028,833
Location:	2600-2603 N Street SE	DHCD Funding:	\$1,300,000
Ward:	7	Source:	HPTF
Sponsor:	So Others Might Eat	Closing Date:	Jun-04
Number of units:			
Project Type:	Acquisition/ Multi- Family Rehab		

  

Project:	Oxford Manor Apartments	Total Development Cost:	\$23,002,187
Location:	2607 Bowen Road SE	DHCD Funding:	\$4,000,000
Ward:	1	Source:	CDBG
Sponsor:	CPDC	Closing Date:	Jul-04
Number of units:	227		
Project Type:	Acquisition		

  

Project:	The ARC – Additional Funding	Total Development Cost:	\$15,840,659
Location:	1900 Block of Mississippi Ave SE	DHCD Funding:	\$3,000,000
Ward:	8	Source:	CDBG
Sponsor:	Building Bridges Across the River	Closing Date:	Jul-04
Number of units:			
Project Type:	Construction Assistance		

  

Project:	DC Housing Authority – ADA Compliance Improvements	Total Development Cost:	\$1,762,671
Location:	Various Add.in DC Public Housing	DHCD Funding:	\$1,400,000
Ward:	Various Wards	Source:	CDBG
Sponsor:	DC Housing Authority	Closing Date:	Jul-04
Number of units:	54		
Project Type:	Construction Assistance		

  

Project:	JW King Senior Center	Total Development Cost:	\$11,656,237
Location:	4634 H Street SE	DHCD Funding:	\$2,120,000
Ward:	7	Source:	HPTF
Sponsor:	First Rock Development Corp.	Closing Date:	Aug-04
Number of units:	74		
Project Type:	New MF Construction Assistance		

  

Project:	Carver Terrace Community Center	Total Development Cost:	\$1,440,000
Location:	2026 Maryland Avenue NE	DHCD Funding:	\$350,000
Ward:	5	Source:	CDBG
Sponsor:	Carver Terrace, LP	Closing Date:	Aug-04
Number of units:			
Project Type:	Community Facility Construction Assistance		

  

Project:	Howard Hills Apartments	Total Development Cost:	\$2,726,630
Location:	1341,1345,1349,1361 Howard Rd. SE	DHCD Funding:	\$2,271,147
Ward:	8	Source:	HPTF/LIHTC
Sponsor:	Jubilee Enterprise of Greater Washington	Closing Date:	Sep-04
Number of units:	43		
Project Type:	MF Rental Rehab Construction Assistance		

## Appendix A

### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

Project:	George Washington Carver Senior Apartments		
Location:	4700 East Capitol Street NE	Total Development Cost:	\$1,200,000
Ward:	7	DHCD Funding:	\$1,200,000
Sponsor:	Carver 2000 Tenants Association	Source:	HPTF
Number of units:	103	Closing Date:	Sep-04
Project Type:	Pre-development Planning Activities		

Project:	Jubilee Housing Renovation		
Location:	1630-50 Fuller Street NW	Total Development Cost:	\$11,088,246
Ward:	1	DHCD Funding:	\$2,788,000
Sponsor:	Jubilee Enterprise of Greater Washington	Source:	HPTF/LIHTC
Number of units:	118	Closing Date:	Sep-04
Project Type:	MF Rental Rehab Construction Assistance		

Project:	Dubois Gardens Condominium		
Location:	1800 28 <sup>th</sup> Street SE	Total Development Cost:	\$3,214,384
Ward:	8	DHCD Funding:	\$425,983
Sponsor:	East of the River CDC	Source:	HOME CHDO
Number of units:	17	Closing Date:	Sep-04
Project Type:	Pre-development Costs		

Project:	Kenilworth Avenue Apartments		
Location:	Jay Street & Kenilworth Ave, NE	Total Development Cost:	\$28,057,424
Ward:	7	DHCD Funding:	\$1,500,000
Sponsor:	Kenilworth Avenue Apartments LLC	Source:	LIHTC
Number of units:	170	Closing Date:	Sep-04
Project Type:	New MF Rental Construction Assistance		

Project:	Camp Simms Environmental Remediation		
Location:	1500 Block of Mississippi Ave. SE	Total Development Costs:	\$34,000,000
Ward:	8	DHCD Funding:	\$2,600,000
Sponsor:	CHR, LLC	Source:	CIP
Number of Units:		Closing Date:	Sep-04
Project Type:	Pre-development Environmental Remediation Assistance		

#### Key: Sources of Funding:

- CDBG -- Community Development Block Grant
- HOME -- Home Investment Partnership Program
- CIP -- Capital Improvement Program
- LIHTC -- Low-Income Housing Tax Credit
- HPTF -- Housing Production Trust Fund
- CHDO -- Community Housing Development Organization

## APPENDIX B NEIGHBORHOOD INVESTMENT PERFORMANCE MEASURES, FY 2004 FUNDED GRANTS

### NEIGHBORHOOD BASED ACTIVITIES

Funded Grants, FY 2004

#### DC Chamber of Commerce Foundation – NBAP - \$ 275,000

Commercial District and Small Business Technical Assistance - \$ 275,000

- Outputs:
- Provided direct technical assistance to 64 new businesses and 79 existing businesses,
  - Assisted 40 businesses in obtaining business registrations and/or licenses,
  - Provided 8 businesses with technical assistance in obtaining loans/lines of credit,
  - Assisted 26 businesses in obtaining minority business certification, and
  - Provided ongoing business training and workshops.

#### DC Agenda Support Corporation- NBAP- \$154,416

Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$154,416

- Outputs:
- Secured 150 tenant participation agreements,
  - Conducted 3 tenant meetings/ 3 tenant workshops,
  - Developed local database,
  - Developed tenant curriculum, and
  - Provided housing preservation assistance to 860 housing units.

#### Housing Counseling Services – NBAP - \$ 361,308

Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$361,308

- Outputs:
- Provided assistance to 16 Section 8 properties,
  - Provided housing preservation assistance to over 1,500 units of affordable housing,
  - Provided legal assistance referrals,
  - Conducted tenant workshops on a monthly basis, and
  - Organize various tenant associations.

#### Development Corporation of Columbia Heights – NBAP - \$580,144

**Commercial District and Small Business Technical Assistance - \$284,172**

- Outputs:
- Conducted 6 advanced training programs,
  - Conducted 4 assessment surveys/ 5 community orientation sessions,
  - Served 75 area businesses and clients,
  - Provided Assistance to 5 local businesses at the Tivoli Square,
  - Attracted 10 new businesses to the 14<sup>th</sup> & 11<sup>th</sup> Street corridors.

**Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$295,972**

- Outputs:
- Identified 24 threatened properties,
  - Engaged 30 resident leaders,
  - Trained 3 tenant organizations,
  - Published 3 newsletters,
  - Held 2 community information meetings, and
  - Completed 4 Feasibility Studies.

**Latino Economic Development Corporation- NBAP - \$ 563,640**

**Commercial District and Small Business Technical Assistance - \$ 357,216**

- Outputs:
- Provided direct technical assistance to 799 area businesses, and
  - Conducted 24 business development workshops to more than 240 participants.

**Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$ 206,424**

- Outputs:
- Assessed 7 Expiring Section 8 properties,
  - Preserved 778 units of affordable housing,
  - Organized tenant association, and
  - Provided 6 tenant workshops.

**Manna Community Development Corporation – NDAP - \$219,440**

**Affordable Housing Preservation (Expiring Subsidies)- NBAP - \$ 219,440**

- Outputs:
- Provided housing preservation assistance to over 1,000 units of affordable housing,
  - Conducted 11 tenant training sessions,
  - Created tenant database, and
  - Conducted community organization training sessions.

**Marshall Heights Community Development Corporation – NBAP - \$165,382**

**Commercial District and Small Business Technical Assistance- NBAP- \$165,382**

- Outputs:
- Provided direct technical assistance to 73 area businesses,
  - Provided business training workshops to 40 small businesses,
  - Assisted 2 businesses in obtaining bank financing to expand business operations.

**Washington Area Community Development Organization – NDAP - \$170,630**

Commercial District and Small Business Technical Assistance- NBAP - \$170,630

- Outputs:
- Provided technical assistance to 13 area businesses,
  - Distributed over 50 small business development toolkits,
  - Provided loan packaging technical assistance to 6 businesses, and
  - Conducted 3 loan days to connect businesses with sources of capital.

**Marshall Heights Community Development Organization – CBSP - \$324,803**

Housing Counseling - \$ 324,803

- Outputs:
- Provided housing assistance to 1,311 clients,
  - Completed 11 HPAP workshops,
  - Submitted 120 HPAP applications,
  - Provided Homeownership Counseling to Section 8 Voucher Holders
  - Assisted 182 clients to avoid eviction, and
  - Counseled 1,311 clients in money management.

**Housing Counseling Services, Inc. – CBSP - \$384,330**

Housing Counseling Services - \$384,330

- Outputs:
- Provided housing assistance to 2,274 clients,
  - Established 199 new home owners,
  - Helped prevent 44 foreclosures,
  - Solved 40 post occupancy problems
  - Processed 292 HPAP applications,
  - Processed 36 Single Family applications, and
  - Helped resolve 66 landlord/tenant issues.

**Central American Resource Center - CBSP – \$ 155,000**

Tenant/Housing Counseling - \$ 155,000

- Outputs:
- Provided housing assistance to more than 2,000 clients,
  - Promoted housing rights,
  - Assisted clients in legal proceedings, and
  - Provided affordable housing workshops.

**Latino Economic Development Corporation - CBSP- \$ 236,990**

**Commercial District and Small Business Technical Assistance - \$ 246,470**

- Outputs:
- Provided housing counseling to 407 clients,
  - Submitted 10 HPAP applications, and
  - Performed intake of 10 Single Family Rehab Program applications

**University Legal Services NE - CBSP - \$ 333,011**

Housing Counseling - \$ 333,011

- Outputs:
- Conducted 456 Social/Economic Counseling sessions,
  - Conducted 456 Money/Home Management Counseling sessions,
  - Conducted 69 Renter Counseling sessions,
  - Conducted 1,184 Home Buyers Counseling sessions,
  - Completed 125 HPAP applications, and
  - Completed 22 Single Family Rehab applications.

**University Legal Services – CBSP - SE - \$ 368,644**

Housing Counseling - \$ 368,644

- Outputs:
- Conducted 967 Social/Economic Counseling sessions,
  - Conducted 956 Money/Home Management sessions,
  - Completed 48 Single Family Rehab applications,
  - Conducted 44 Renter/Eviction Counseling sessions,
  - Conducted 811 Homebuyer Counseling sessions, and
  - Completed 129 HPAP applications.

**Lydia's House – CBSP - \$ 260,000**

Housing Counseling - \$ 260,000

- Outputs:
- Conducted 122 Rental Counseling sessions,
  - Conducted 384 Housing Counseling sessions,
  - Conducted 38 Homebuyer workshops,
  - Conducted 24 Financial Literacy workshops, and
  - Completed 3 Single Family Rehab applications.

**Marshall Heights Community Development Organization - \$480,000**

Façade Improvement

Outputs:	<ul style="list-style-type: none"> <li>Completed 48 façade storefronts at East River Park Shopping Center.</li> </ul>	
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**H Street Community Development Corporation - \$200,000**

Façade Improvement

Outputs:	<ul style="list-style-type: none"> <li>Completed 20 façade storefronts at 400 – 1300 H Street, NE.</li> </ul>	
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**Gateway Georgia Avenue Revitalization Corporation - \$210,000**

Façade Improvement

Outputs:	<ul style="list-style-type: none"> <li>Completed 21 façade storefronts at 7300 – 7700 Georgia Avenue, NW</li> </ul>	
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**G-3 Advisors - \$340,000**

Façade Improvement

Outputs:	<ul style="list-style-type: none"> <li>Completed 23 façade storefronts at 2600 -6200 Georgia Avenue, NW</li> </ul>	
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**Washington Regional Area Grantmakers - \$758,702***East of the River CDC- \$239,758*

Affordable Housing Development

Outputs:	<ul style="list-style-type: none"> <li>Fairlawn Estates: (21 detached single-family homes; 4 targeted for homebuyers at 80% of AMI, 17 market rate houses)</li> <li>Home Again Initiative: (6-10 units – mixture of single family/multi-family targeted for homebuyers at 50-80% AMI;</li> </ul>	<ul style="list-style-type: none"> <li>Modular Home Builder selected to build homes – Crest Builders</li> <li>Construction drawings complete and approval received from DCRA</li> <li>Large tract review approved by DC Office of Planning</li> <li>Site clearing work initiated</li> <li>Marketing work complete; Waiting list has been closed after receipt of applications of 150 interested buyers;</li> <li>Joint application to Home Again Initiative with MHCDO for Bundle #16 received preliminary approval;</li> <li>Bundle #16 consists of one single family site and two sites capable of</li> </ul>
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- Washington Highlands: (Identify 35-45 units of rental affordable for residents at 30% AMI
  - Highland Condominiums: (1800 28<sup>th</sup> St., S.E.: 18 units with targeted homebuyers at 50%-70% of AMI)
- developing 6-8 condos.
  - Preliminary construction drawings and pro-forma complete.
  - Completed 4 community planning sessions with residents of Washington Highlands reviewing proposed use of Highland Addition property.
  - Identified and completed preliminary analysis of 6 multi-family sites in vicinity of Washington Highlands – no contracts were executed due to high acquisition costs.
  - \$450K CHDO loan from DHCD closed
  - General Contractor (Monarch) selected
  - Demolition and lead abatement work initiated
  - Marketing is complete; all 18 units have been pre-sold
  - Construction loan expected to close in November 2004

*MANNA, Inc.- \$150,000*

## Affordable Housing Development

- Outputs:
- 1210 – 1240 Holbrook Terrace NE (30 unit condo project for residents below 70% AMI;
  - 2992 Sherman Ave., N.W. (11 units – limited equity cooperative – residents below 40% AMI)
- Citibank approved \$2 million construction loan; Closing expected in November 2004
  - Drawings complete and building permit approved by DCRA
  - Demolition and rehabilitation of first of 3 buildings initiated;
  - Marketing in progress; condos to be sold between \$95 k (1 bedroom) to \$120k for 3 bedroom;
  - Manna organizing staff have assisted tenant leadership provide testimony at 3 bankruptcy hearings and have worked to obtain tenant ownership of building\

- 3125 Mt. Pleasant St NW (13 unit – condo for residents 50-80 % AMI
  - 1441 Spring Rd., N.W. (12 units)
  - 1340 Fairmont St., N.W. (16 units: 80% low and 20% moderate income)
- However project remains on hold due to lack of final court decision on the part of court regarding disposition of the property
- Acquisition complete.
- Architecture drawings complete;
- Manna will seek DHCD CHDO construction financing to maintain projected affordability levels.
- Construction financing commitment from Bank of America received.
- Construction drawings completed.
- Preliminary approval received from DHCD to use 90k in HODIL funding.
- MANNA pre-qualified 8 tenants for home ownership.
- Construction financing closed.
- 50% of tenants relocated from part of the building.
- Lead remediation complete and renovation/construction initiated.

## Marshall Heights Community Development Organization - \$192,721

## Affordable Housing Development

## Outputs:

- Single Family Scattered Site (5349 D St SE, 5504 D St SE, 405 Sheriff Rd NE, 4802 Sheriff Rd NE, 5338 Drake PI SE, 24 Farragut PI NW, 4933 Sheriff Rd NE, 5354 Nannie Helen Burroughs Ave NE, 4041 Benning Rd NE, 39 47th St SE, 5300 E Capitol St NE, 3029 Buena Vista Terrace SE, 209 35th St NE, 3227 D St SE, 3042 Clinton St NE) - Secure 6-10 sales contracts, build/renovate 9 for sale houses, settle on sale of 8-11 homes, acquire 1-5 new properties
- Hilltop Terrace: (20 single family
- MHCDO closed on 9 houses
- Construction completed on 8 properties
- Home Again Initiative awarded 5 properties to MCHDO;
- MHCDO completed construction

detached units: 13 will be low/mod and 7 will be market rate)

- Marshall Heights Redevelopment Project: MHCDO will complete a business plan for the redevelopment of at least 25 units of housing affordable to residents between 30-80% AMI. By September 2004 MHCDO will have secured the commitment of at least 3 lenders and will have acquired at least 3 multi-unit properties in the Marshall Heights neighborhood
  - Deanwood Redevelopment Project: MHCDO will complete a business plan for the redevelopment of at least 25 units of housing affordable to residents between 30-80% AMI. By September 2004 MHCDO will have secured the commitment of at least 3 lenders and will have acquired at least 3 multi-unit properties in the Deanwood neighborhood.
  - Twining Place: (10 units, with purchasers in the 40%-80% AMI
- financing.
  - Building permits acquired.
  - Phase I (6 units) 90% of site work is complete – including sewer and water line hook-ups;
  - Phase I – 3 purchase contracts executed.
  - Phase II(7 units): 70 % of A and E work is complete
  - Neighborhood redevelopment plan complete
  - MHCDO secured two acquisition/construction lines of credit worth \$2.25 million (Bank of America: \$1.5 million and BB&T: \$750,000.)
  - MHCDO submitted application under DHCD NOFA for financing for multi-family building.
  - MHCDO submitted a formal request to DHCD to acquire several abandoned multi-family buildings on Ayers St NE and is waiting a decision
  - Business plan complete
  - MHCDO has secured two acquisition/construction lines of credit worth \$2.25 million (Bank of America: \$1.5 million and BB&T: \$750,000.)
  - MHCDO entered into a joint development agreement with Crawford Edgewood Management to develop four abandoned multi-family properties located at 400-414 Eastern Ave SE (approximately 200 units
  - MHCDO submitted and received approval from Board of Zoning

income range

application for a needed variance to build project.

- Project development will move forward when subdivision plot and addresses are approved by DCRA and Office of Taxation.

Mi Casa - \$124,586

Affordable Housing Development

Outputs:

- 1848 Columbia Road NW (22 units)
  - Closed on acquisition and construction financing
  - Assisted tenant association purchase building
  - GC hired
  - 10% of renovation work complete including lead and asbestos remediation
- 1428 Euclid Street NW
  - Assisted tenant association in purchase of building
  - Closed on acquisition loan
  - Predevelopment financing request of \$200k submitted to LISC – decision pending
  - Submitted construction and permanent financing application to DHCD – decision is pending
- Scattered Site: Home Again Initiative: 1120 Park Road NW--1 unit/82% AMI; 619 Park Road NW--1 unit/32% AMI; 406 Shepherd Street NW--1 unit/71% AMI; 337 Rittenhosue Street NW--new construc./3 units/88% AMI and 94% AMI; Lot at Independence Ave and 35th St SE and house at 18th St SE (recvd from HAI 1/04 in exchange for 5600 Clay Place NE which was 2 units of new construction)
  - Executed agreement with Home Again Initiative to acquire 6 units;
  - Obtained lines of credit and financing for construction and renovation of units
  - Closed on purchase of 3 units
  - Completed 70% of construction of 3 units.
  - 90% of design work on 2 additional units complete
  - Applied for and received preliminary approval from Home Again Initiative for additional 3 single family units.

- 1372 Kenyon Street NW  
(18units)
- Received preliminary approval from DHCD for \$1.7 million in acquisition/construction financing
- Successful application to HUD to renew project based Section 8 contract.
- Obtained legal representation to assist tenant associations to negotiate title issues.

## APPENDIX C DHCD PROGRAM DESCRIPTIONS

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### PROGRAMS AND ACTIVITIES TO INCREASE OWNERSHIP

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Home ownership creation and retention goals are accomplished through the following DHCD program activities:

*Home Purchase Assistance Program:* The Home Purchase Assistance Program (HPAP) provides financial assistance in the form of interest-free and low-interest loans to qualified District residents to enable them to purchase homes, condominiums, or cooperative apartments. Qualified households who are accepted into the three-tiered program are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on a combination of factors including income, household size, and the amount of assets that each applicant has to commit toward the purchase price. Loans provided are subordinate to private first trust mortgages. Also included are the D. C. Employer-Assisted Housing; Metropolitan Police Housing Assistance; Teacher, Firefighter, and Emergency Medical Technicians Assistance and the Home Purchase Assistance Step-Up programs.

*Home Ownership Developers Incentive Fund:* The Home Ownership Developers Incentive Fund (HoDIF) provides grants to community development corporations and other nonprofit development entities to help lower the sales price of units they develop, to make them affordable to low- and moderate-income purchasers. Starting in 2004, HoDIF funds are utilized within the general available sources of funds for affordable housing development, and not reported as a separate program.

*Homestead Housing Preservation Program:* The Homestead Housing Preservation Program (Homestead) takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time home buyers for as little as \$250 per unit. In exchange, the home buyer commits to enroll in and complete a home ownership training course, rehabilitate the property, reside in the property for a minimum of five years, and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with gap financing. The Homestead Program also sells apartment buildings and vacant lots to developers who ultimately sell the units to first-time homebuyers – as well as commercial property to neighborhood-based businesses and non-profits that are providing services.

*Single Family Residential Rehabilitation Program:* The Single Family Residential Rehabilitation Program is a source of low-cost financing for the rehabilitation of single-family owner-occupied housing located within the District of Columbia. Program activities include repairs to correct housing code violations, remove threats to occupant health and

safety, and reduce lead-based paint hazards. The program provides low-interest amortized loans and no-interest deferred loans depending on the financial circumstances of the borrower. The Department also offers the Handicapped Accessibility Improvement Program (HAIP), which provides grants for improvements in a home to improve accessibility for occupants with mobility impairments. The program also provides grants for lead-based paint hazard abatement. The SFRRP includes a provision to automatically defer the first \$10,000 of rehabilitation financing provided to senior citizens.

*First Right Purchase/Tenant Purchase Technical Assistance Programs:* The First Right Purchase/Tenant Purchase Technical Assistance Programs offer financial and technical assistance to low- and moderate-income occupants and tenant associations of rental housing in the District. The tenants may use these programs to assist them in purchasing their buildings when they are threatened with displacement because of a proposed sale of their buildings to a third party. The programs provide loans, grants, counseling and technical assistance to these groups to aid in the purchase of multi-family buildings, and management assistance in converted properties.

## PROGRAMS AND ACTIVITIES TO INCREASE SUPPLY

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The following programs/activities are employed to support the goal of increasing the housing supply for renters and owners:

*Development Finance Division Project Financing, Rental Housing:* This funding program provides low-cost interim construction financing and permanent financing for both new construction and rehabilitation of residential property containing five or more units.

*Development Finance Division Project Financing, Acquisition for Rehab:* This funding program provides funding for private for-profit and non-profit applicants to develop housing (properties with five or more units), including community-based residential facilities, for households with special needs, including the elderly, disabled and individuals undergoing treatment for substance abuse. Funding is also provided for community facilities. Assistance is provided in the form of deferred or amortized loans to qualifying organizations for eligible activities.

*Affordable Housing Production Assistance Program:* The following four activities are included under the two programs above to aid in the production of affordable housing:

- *Community Land Acquisition Program:* Provides assistance to nonprofit land trusts to acquire land and buildings for development of low- and moderate-income housing. Title to the property is retained by the nonprofit trust with provisions for permanent dedication for use as low-and moderate-income housing.

- Property Purchase for Rehabilitation and Housing Development Program: Provides for DHCD purchase of private property (on a voluntary basis and/or through the foreclosure process) for resale for rehabilitation and housing development. Properties acquired may be deteriorated or vacant, and may be acquired in conjunction with the District's Homesteading Program.
- Low-Income Housing Tax Credit (LIHTC): Provides federal income tax credits to developers of new or rehabilitated rental housing for the production of housing affordable to low- and moderate-income persons.
- Real Estate Appraisal Services: This activity fund appraisals, title reports, and other services related to the acquisition and disposition of real property and of other programs as needed.

Housing Finance for the Elderly, Dependent and Disabled: The Housing Finance for the Elderly, Dependent and Disabled (HoFEDD) program provides financing to private for-profit and non-profit applicants. This funding is used to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.

Land Acquisition for Housing Development Opportunities: The Land Acquisition for Housing Development Opportunities (LAHDO) program acquires property (using primarily District capital budget funds) and provides for long-term lease-back or low cost terms to private developers that produce low- and moderate-income rental housing.

Community Housing Development Organizations: Under the federal regulations governing the District's participation in the HOME program, 15 percent of the HOME entitlement grant is set aside to fund Community Housing Development Organizations, or CHDO activities. Investments in CHDOs under this program are for the purpose of creating decent and affordable housing in the District. DHCD has made improvements to its CHDO application and certification process, and began outreach activities to link non-profit organizations with training opportunities.

CHDOs must be certified by DHCD to participate in the CHDO program. DHCD's Office of Program Monitoring continues to monitor CHDO reservation, commitment, and expenditure information in IDIS.

## PROGRAMS AND ACTIVITIES TO FOSTER FOR COMMUNITY DEVELOPMENT:

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Activities to support the goals of neighborhood revitalization:

*Neighborhood Based Activities:* DHCD strategically invests funds through housing development and community-based organizations to support the creation of economic opportunity and affordable housing preservation and development for its low-to-moderate income residents. DHCD provides an array of CDBG-eligible neighborhood based activities depending on community need and the capacity of the community organizations.

Neighborhood revitalization activities are carried out through non-profit organizations working in the communities they have committed to serve. These activities include: commercial corridor and small business technical assistance, façade improvement, housing counseling, support for tenants subject to expiring federal subsidies, crime prevention and predevelopment support for affordable housing

Underlying its housing programs is a support network of community-based housing counseling organizations that provide residents with counseling services, assistance in applying for DHCD programs, housing location services and homeowner training. Special initiatives, such as pro-active counseling and assistance for tenants subject to expiring federal subsidies, are undertaken to match annual program response to emerging needs.

### Activities to Support Community and Commercial Development

Major activities in economic and commercial development for the District are managed by the Office of the Deputy Mayor for Planning and Economic Development. DHCD's strategy for economic and commercial development is a supportive neighborhood-based model, coordinating with locally-funded government programs of the Deputy Mayor such as ReStore DC and Main Streets to supplement DHCD's housing development activity in a specific area.

*Micro Loan Program* (Administered by H Street CDC for DHCD) - This program provides financial and technical assistance to new and existing businesses in economically depressed areas on a city-wide basis. The micro loans have a \$25,000 maximum loan amount.

*Economic Development Program* (Section 108 Loan Repayments) – Section 108 loans are made for economic development and job generating projects.

*Urban Renewal and Community Development Property Management:* DHCD provides property management services, rent collection, and limited maintenance for properties

owned by the Department. In addition, DHCD provides oversight of the National Capitol Revitalization Corporation (NCRC) in its management of Redevelopment Land Agency (RLA) properties.

*Community Development Planning Contracts and Program Development Studies:* This activity provides funding for technical consultant services such as land use planning, project feasibility studies, and environmental studies.

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## PROGRAMS/ACTIVITIES FOR HOMELESS PREVENTION AND SUPPORT

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The Emergency Shelter Grant (ESG) funds are administered by the Office of the Deputy Mayor for Children, Youth, Families and Elders, in collaboration with the Community Partnership for the Prevention of Homelessness, a nonprofit entity that is under contract with the District to provide day-to-day management of the District's homeless services. The funds support services and facilities within the Continuum of Care for homeless persons. Services and facilities funded by ESG include prevention, shelter operating costs, and shelter renovations.

- *Prevention/Emergency Assistance Grants for Families and Adults:* In partnership with the D.C. Emergency Assistance Fund, a project partly funded by the city and managed by the Foundation for the National Capital region, and working with Family Support Collaboratives located across the city that are funded through the District's Child and Family Services Agency, the Community Partnership makes emergency homeless prevention grants available for families and single adults. In a typical year, 223 families and 77 single adults receive assistance. The funds are used to prevent the imminent eviction of families and single adults from their residences by paying for up to three months rent and/or utilities combined with case management support offered by a citywide network of community-based agencies.
- *Essential Services/Shelter Operations:* Grant funding has been used to lease a 45-unit apartment building in Columbia Heights, to provide emergency and transitional housing to homeless families. While housed in the building, families are assessed and appropriate services are arranged for them. Caseworkers also work with the parents to assist them in identifying employment and housing.
- *Rehabilitation and Renovation:* The Community Partnership uses rehabilitation funds to expand and improve emergency shelter capacity. ESG funds will be used on an ongoing basis to support high priority shelter needs as identified by the Mayor in the District's 10-year plan to end homelessness.

## APPENDIX D TARGET AREA MAP AND CENSUS TRACTS BY ETHNICITY

### *CDBG-Eligible Census Tracts with Minority Concentration Data*

Census Tract	Total Population	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/Other Pacific Islander	Some Other Race	Two or More Races	*Hispanic/Latino	Ward
18.03	3,066	381	2,146	7	49	1	351	131	646	4
18.04	4,156	322	2,995	4	35	4	630	166	1,003	4
20.01	2435	538	1,510	11	34	2	247	93	496	4
21.01	5,233	253	4,241	16	45	5	488	185	812	4
25.02	5486	630	3,087	25	39	3	1422	280	2130	4
27.01	5,742	2,184	1,737	37	403	3	969	409	1,628	1
28.01	3629	536	1,842	26	81	5	873	266	1414	1
28.02	4,700	973	1,524	38	337	11	1,527	290	2,398	1
29.00	4189	509	2,285	27	48	0	1016	304	1610	1
30.00	2,829	373	1,930	5	27	0	422	72	663	1
31.00	2755	334	1,839	11	17	5	467	82	824	1
32.00	4,480	249	3,676	27	9	0	377	142	670	1
34.00	4249	153	3,903	9	31	0	50	103	129	1
35.00	3,498	156	2,936	9	34	1	212	150	371	1
36.00	3915	517	2,427	15	124	0	632	200	924	1
37.00	4,990	979	2,839	26	101	4	862	179	1,629	1
46.00	2997	103	2,713	15	39	1	76	50	144	5
47.00	4,382	125	4,034	15	115	1	29	63	49	2
48.01	1876	219	1,448	9	74	0	81	45	176	2
48.02	2,853	209	2,172	9	333	0	94	36	174	2
49.02	2286	610	1,373	24	52	0	178	49	610	2
50.00	7,278	2,746	2,693	29	398	2	1,013	397	2,145	2
52.01	4559	2685	1,058	28	322	10	286	170	588	2
52.02	760	325	163	3	154	0	67	48	140	2
54.02	1	0	0	0	1	0	0	0	0	2
57.01	4,361	3,246	311	7	653	12	54	78	201	2
59.00	1856	170	1,522	5	59	1	31	68	75	6
60.02	608	7	586	6	2	0	0	7	8	6
62.02	12	7	5	0	0	0	0	0	0	2
64.00	2240	79	2034	11	45	0	30	41	60	2
68.01	1997	111	1,847	3	8	0	6	22	20	6
68.04	2628	221	2280	2	20	0	64	41	122	6
71.00	2818	241	2,417	9	57	1	46	47	82	6
72.00	1825	60	1732	4	7	2	4	16	22	6
73.02	3261	63	3,123	3	10	0	23	39	42	8
73.04	4665	40	4564	17	6	0	1	37	20	8
73.08	377	25	321	3	2	0	17	9	42	8
74.01	2996	14	2943	1	0	0	12	26	27	8
74.03	2308	10	2,262	6	1	0	10	19	14	8
74.04	3314	22	3267	3	0	0	1	21	30	8
74.06	3227	5	3,208	5	0	0	1	8	22	8
74.07	2373	29	2305	10	8	1	4	16	25	8

## Appendix D

### CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT – 2004 WASHINGTON, DC

Census Tract	Total Population	White	Black/African American	American Indian/Alaskan Native	Asian	Native Hawaiian/ Other Pacific Islander	Some Other Race	Two or More Races	*Hispanic/Latino	Ward
74.08	2166	3	2,146	0	0	0	0	17	10	8
74.09	3444	9	3390	0	1	0	16	28	33	8
75.02	4221	42	4,101	3	8	0	5	62	34	8
75.03	2515	28	2445	3	5	1	4	29	26	8
75.04	2358	21	2,296	4	13	0	3	21	21	8
76.01	4572	118	4378	9	3	0	29	35	57	8
76.03	4255	276	3,858	9	21	0	23	68	52	7
76.04	3764	138	3555	10	13	0	19	29	22	7
76.05	3721	48	3,591	8	16	0	0	58	30	7
77.03	4615	39	4439	12	7	3	66	49	104	7
77.07	3796	23	3,708	11	8	0	1	45	15	7
77.08	2706	16	2660	5	2	0	1	22	7	7
77.09	1979	29	1,898	8	9	0	7	28	35	7
78.03	3092	33	3014	3	5	0	10	27	32	7
78.04	3390	21	3,326	5	5	0	4	29	19	7
78.06	2133	9	2093	9	4	0	2	16	13	7
78.07	1911	8	1,863	4	5	0	9	22	23	7
78.08	4012	22	3941	7	4	0	10	28	29	7
78.09	2667	34	2,592	4	2	0	13	22	31	7
79.01	3680	29	3573	6	12	1	29	30	52	6
84.02	1506	55	1,379	5	8	0	27	32	39	6
87.02	1916	49	1748	19	5	0	55	40	71	5
88.02	4160	55	4,010	13	9	0	14	59	57	5
88.03	1918	656	1132	8	47	2	12	61	87	5
88.04	2277	5	2,220	11	9	1	3	28	11	5
89.03	2396	20	2321	5	13	0	12	25	35	5
89.04	3248	31	3,152	16	1	0	19	29	35	5
89.05	2	0	0	0	2	0	0	0	0	5
90.00	2263	13	2,195	7	3	1	10	34	27	5
91.02	4400	34	4257	12	10	8	24	55	67	5
92.01	1381	276	1,004	2	20	0	43	36	73	5
92.03	2861	63	2675	15	19	0	37	52	74	5
92.04	2322	41	2,190	7	8	0	59	17	101	5
95.01	5264	1838	3130	15	111	1	97	72	197	5
95.05	2671	71	2,503	3	8	0	35	51	62	4
96.02	3106	10	3046	9	5	3	13	20	31	7
96.03	3230	13	3,158	8	9	2	2	38	29	7
96.04	1982	13	1940	7	1	0	8	13	17	7
97.00	2309	3	2,281	1	2	0	2	20	2	8
98.01	2091	1	2051	6	10	0	13	10	16	8
98.02	1806	6	1,776	2	3	0	0	19	7	8
98.03	2236	25	2164	3	5	0	12	27	20	8
98.04	2566	15	2,510	5	3	0	10	23	22	8
98.06	5948	45	5815	14	11	2	13	48	29	8
98.07	3238	54	3,136	1	16	4	0	27	28	8
98.08	2468	21	2407	5	4	1	4	26	22	8
98.09	723	107	593	6	5	0	9	3	14	8
99.03	2081	6	2041	8	1	0	1	24	12	7
99.04	1863	18	1,819	6	0	2	0	18	17	7
99.05	2670	14	2631	0	4	0	2	19	9	7
99.06	1550	10	1,516	1	3	1	3	16	12	7
99.07	3037	23	2990	1	2	1	10	10	25	7

